

41 BAYSHORE Crescent Single Family/Freehold/Sale
St. Catharines, ON L2N 5Y7

Price: **\$489,000**

NEW



MLS®#: **30602131** Status: **Active**
 Region: **Niagara** DOM:
 Municipality: **4 - St. Catharines**
 Neighbourhood: **437 - Lakeshore**
 Bldg Type/Style: **Detached/Backsplit**
 Age/Yr Built: **16-30 Years** Basement: **Yes**
 Legal Desc: **LT 85 PL 672 ; ST. CATHARINES** Tot Bdrms: **3 (3+0)**
 Sq.Ft/Source: **1,100/Other** Bathrooms: **1.1**
 Sq Ft Range: **1001 to 1500** Lot Front: **50.02 Feet**
 Acres/Range: **< 0.5** Lot Depth: **139.50 Feet**
 Taxes/Year: **\$3,498/2016** Lot Shape: **Irregular**
 Irregularities:
 Heat: **Gas/Forced Air** Sewer: **Sewer (Municipal)**
 Water: **Municipal/**
 Brokerage: **RE/MAX GARDEN CITY REALTY INC, BROKERAGE**
 CrossSt/Dir: **Geneva St**

Property Details

Exterior: **Brick, Vinyl Siding** Heat Source: **Gas** Air Cond Type: **Central Air**
 Bsmt Size/Fn/Dev: **Full/Fully Finished** Heat Type: **Forced Air** Air Condition: **Yes**
 Foundation: **Poured Concrete** Sewers: **Sewer (Municipal)** Fireplaces:
 Roof: **Asphalt Shingle/** Water: **Municipal** Waterfront:
 Water Meter:
 Laundry Access:
 #/Type of Garage: **0.0/Carport** UFFI:
 #/Driveway/Type: **4.0/Private Double Wide/Concrete** Total Parking Spaces: **4** Retire Comm:
 Parking: **Concrete** Assigned Spaces:
 Recreational Use: Elevator YN: **No** Soil Type: Freehold w/Com Elem Fee: **Yes**
 Remarks

THE HOME: Life is better at the Bayshore. This 1100 sq.ft. Back-split has been meticulous taken of and it's shows the moment you walk in the door. informal living/ dining rm are on the main with a great eat-in kitchen with solid oak cabinets and plenty of counter space. Easy to keep everyone in the conversation. Jump UP stairs with a 4 pc bathroom & the three spacious bedrooms. Down, is awesome with rec room that was totally redone. 2 Pc bathroom, pot lighting and large bright windows. Very nicely done. 4th bedroom/office further down with laundry and storage. Slip out the side walkout to a large and private backyard. Love those cedars! Relax and enjoy hosting BBQs on the large patio. This allows you to keep focus on what matters most. Your family and friends. THE LOCATION: Does it get better than this? Hop on your bike and discover the waterfront and beyond. Great walking and embracing the sunsets views over the horizon. Bike to Port Dalhousie for an ice cream and some of the best schools in the city. This one is calling you!

Property Features

Features/Amenities:

Tax and Financial Information

Roll#: **262906001807700** Assessment: **\$239,000/2017** Survey: **Unknown**
 Pin#: **462390371** Taxes: **\$3,498/2016** Private Entrance:
 Legal Desc: **LT 85 PL 672 ; ST. CATHARINES**
 Location: **Urban** Fronting On: HST Applicable: **Yes**

Rooms Information

Room	Level	Dimens Imperial	Features	Room	Level	Dimens Imperial	Features
Living Room	M	16' 10" X 10' 8"		Dining Room	M	9' 8" X 9' 0"	
Kitchen	M	10' 0" X 9' 0"		Bedroom	2	10' 8" X 9' 9"	
Bedroom	2	9' 5" X 9' 2"		Master Bedroom	2	13' 8" X 9' 6"	
Bathroom	2		4-Piece	Recreation Room	B	25' 0" X 14' 0"	
Bathroom	B		2-Piece	Office	B2	15' 7" X 10' 7"	
Laundry Room	B2						

Listing Information

Commence Date: **09/26/2017** Deposit: **5000.00** Buy Option:
 Sign: Lockbox: Possess. Dt: CDOM:
 References: Application Required: Employment Letter: SPIS: **No/No**
 Possession: **30 - 59 Days**

Prepared By: KARL VANDERKUIP, Salesperson
RE/MAX GARDEN CITY REALTY INC, BROKERAGE

Client Full One Page Report

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